



**AGENCE CONTINENTALE**

R E A L E S T A T E M O N A C O

**Agence Continentale**

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## Commercial space for sale - Large showcase

Professional sale

2 491 000 €

<i>Product type</i> <b>Premises</b>	<i>Num rooms</i> <b>Studio</b>
<i>Building</i> <b>Titien</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>63 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathroom</i> <b>1</b>	<i>Floor</i> <b>Ground floor</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>Gardens</b>
<i>Exposure</i> <b>South - East</b>	<i>Release date</i> <b>Now</b>
<i>Laws</i> <b>Libre de loi</b>	<i>Ref.</i> <b>ACV_BUR_TIT714</b>

The Titian is located in the heart of Fontvieille, in a neat and peaceful environment bordered by gardens. In the immediate vicinity of shops, transport and restaurants, the location offers a convenient business setting, appreciated for its ease of access and serene atmosphere.

### Description of this commercial space

This recently renovated premises benefits from a private entrance and a full-height window offering appreciable visibility. It consists of a main room currently partitioned into three spaces, a hallway and a separate toilet. The parquet floor and interior design have been designed to guarantee functionality and clarity. The property was rented until May 15, 2025 for a monthly amount of €4,500 excluding tax, to which were added 20% VAT and €500 in fixed charges, i.e. €5,900 including tax per month.



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This space is an address adapted to an activity seeking visibility, calm and comfort of use within Fontvieille.





